

043.0

0004

0012.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel
992,100 / 992,100

USE VALUE:

992,100 / 992,100

ASSESSED:

992,100 / 992,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
44-46		WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MOOREFIELD KELLY	
Owner 2:	
Owner 3:	

Street 1: 46 WEBSTER STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ROTHENBERG JILL M/ETAL -

Owner 2: MOOREFIELD KELLY -

Street 1: 46 WEBSTER STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,020 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2475 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5020		Sq. Ft.	Site		0	80.	1.14	1									456,479						456,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5020.000	531,800	3,800	456,500	992,100		30166
							GIS Ref
							GIS Ref
							Insp Date
							11/12/18

Residential
ARLINGTONTotal Card / Total Parcel
992,100 / 992,100

Prior Id # 1:	30166
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	18:50:36
Print	
Print	
Date	Time
04/09/19	14:39:43
Last Rev	
Date	Time
apro	
ASR Map	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Total AC/Ha: 0.11524

Total SF/SM: 5020

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 456,479

Spl Credit

Total: 456,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type:	13 - Multi-Garden			Full Bath:	3	Rating:	Average									EFP 7 OFP (133) 19	5			
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:														
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:														
Foundation:	2 - Conc. Block			A 3QBth:		Rating:														
Frame:	1 - Wood			1/2 Bath:		Rating:														
Prime Wall:	4 - Vinyl			A HBth:		Rating:														
Sec Wall:		%		OthrFix:		Rating:														
Roof Struct:	1 - Gable			OTHER FEATURES																
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average													
Color:	GREEN			A Kits:	1	Rating:	Good													
View / Desir:				Fpl:		Rating:														
GENERAL INFORMATION				WSFlue:		Rating:														
Grade:	C - Average			CONDOS INFORMATION																
Year Blt:	1923	Eff Yr Blt:		Location:																
Alt LUC:		Alt %:		Total Units:																
Jurisdct:		Fact:	.	Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:		No Unit	RMS	BRS	FL							
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	6	2								
Sec Int Wall:		%		Economic:			%	Additions:		1	5	2								
Partition:	T - Typical			Special:			%	Kitchen:												
Prim Floors:	3 - Hardwood			Override:			%	Baths:												
Sec Floors:		%		Total:	18.6	%		Plumbing:												
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:												
Subfloor:				Basic \$ / SQ:	170.00			Heating:												
Bsmnt Gar:				Size Adj.:	1.12727273			General:		2	11	4								
Electric:	3 - Typical			Const Adj.:	0.98000199			COMPARABLE SALES				SUB AREA				SUB AREA DETAIL				
Insulation:	2 - Typical			Adj \$ / SQ:	187.804			Rate	Parcel ID	Typ	Date	Sale Price								
Int vs Ext:	S			Other Features:	124434															
Heat Fuel:	1 - Oil			Grade Factor:	1.00															
Heat Type:	5 - Steam			NBHD Inf:	1.00000000															
# Heat Sys:	2			NBHD Mod:																
% Heated:	100	% AC:	50	LUC Factor:	1.00															
Solar HW:	NO	Central Vac:	NO	Adj Total:	653353															
% Com Wall:		% Sprinkled:		Depreciation:	121524			Juris. Factor:		Before Depr:	187.80									
				Depreciated Total:	531829			Special Features:	0	Val/Su Net:	129.17									
								Final Total:	531800	Val/Su SzAd:	241.73									
MOBILE HOME				WtAv\$/SQ:		AvRate:														
Make:		Model:		Serial #:		Ind.Val														
SPEC FEATURES/YARD ITEMS				Year:		Color:														
PARCEL ID 043.0-0004-0012.0																IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
3	Garage	D	Y	1	20X20	F	FR	1923		19.13	T	50	104			3,800		3,800		
More: N	Total Yard Items:	3,800		Total Special Features:					Total:			3,800		AssessPro Patriot Properties, Inc						